

1699/23

T-16073/23

भारतीय गैर न्यायिक

दस

रुपये

रु.10

TEN

RUPEES

RS.10

भारत
INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

91AB 023579

28/08/2003

2-2-246414/23

certified that the document is submitted & registered. The signature sheets and the endorsement sheets attached with the document are the part of this document.

Distict Sub-Register-II
Alipore-South 2A-parganas
10.10.03

BOUNDARY DECLARATION

Ref. :

ALL THAT the piece and parcel of Bastu Land measuring an area 27 Decimal i.e. 16 kothas 05 Sq. Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-230, Comprised in R.S. Khatian No.197, L.R. Khatian Nos.120, 313, 666 & 481 now 3753,3754 & 3755 under R. S. & L.R. Dag No.458, within the limits of Raipur Sonarpur Municipality, RSM Ward No. 09 now 10, RSM Holding No. 592, Goarkhara, Assessee No.1104302101527 under P.S.- Sonarpur, A.D.S.R.- Sonarpur in the district South 24 Parganas, West Bengal.

5228 20/9/23

No..... Date.....

Name.. ..

Address.. ..

Value.. ..

Vendor.....

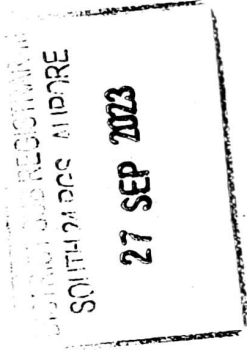
SAHABUDDIN GAZI

Baruipur Civil & Criminal Court



Karishak Goudraha
3/1/14, Bimal Subrahman
Ambajam colony, Palu
Pro. Bengal Enamel.

1-8 - now for
Dist. in for (W)
12/11 - 7/3/22



We, (1) SMT. DIPALI NASKAR, having her PAN No.ADUPN4926D, Aadhaar No.6530 0254 0406, Mobile No.9836645103, wife of Sri Sukumar Naskar, (2) SRI SUBHAS NASKAR, having his PAN No.ACHPN2885P, Aadhaar No.9969 2352 8683, Mobile No.9830231381, son of Sri Sukumar Naskar & (3) SRI BIVAS NASKAR, having his PAN No.ADGP3140D, Aadhaar No.6474 3413 5222, Mobile No.9836645103, son of Sri Sukumar Naskar, all by Faith Hindu, by Occupatio-Landowners, resident at Srikhanda, Naskarpara, Panchpota, P.S.-Narendrapur, Kolkata-700152, District-South 24 Parganas, West Bengal, being the Executants, do hereby declare as follows :-

WHEREAS the Executants were the Owner of the Schedule Property herein which is more particularly and specifically described in the Schedule hereunder.

Background of the Property :

WHEREAS one Nilmadhab Naskar son of Late Panchulal Naskar of Deyara, P.S.-Sonarpur, South 24 Parganas on 16.01.2008 sold, transferred and conveyed of ALL THAT the piece and parcel of Land measuring an area 07 Decimal i.e. 04 kothas 20 Sq. Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-230, Comprised in R.S. Khatian No.197, L.R. Khatian No. 313 under R. S. & L.R. Dag No.458 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal to one Subhas Naskar, Bivas Naskar & Dipali Naskar, Vide Deed No.3627 for the year 2009.

AND WHEREAS one Kalipada Naskar & Subal Naskar @ Subal Chandra Naskar son of Late Panchulal Naskar of Deyara, P.S.-Sonarpur, South 24 Parganas on 11.03.2005 sold, transferred and conveyed of ALL THAT the piece and parcel of Land measuring an area 14 Decimal i.e. 08 kothas 40 Sq. Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-230, Comprised in R.S. Khatian No.197, L.R. Khatian No. 666 & 120 under R. S. & L.R. Dag No.458 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal to said Subhas Naskar, Bivas Naskar & Dipali Naskar, Vide Deed No.2585 for the year 2006.

AND WHEREAS one Manick Chandra Naskar son of Late Panchulal Naskar of Deyara, P.S.-Sonarpur, South 24 Parganas on 11.03.2005 sold, transferred and conveyed of

ALL THAT the piece and parcel of Land measuring an area 06 Decimal i.e. 03 kothas 14 Chittack 35 Sq. Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-230, Comprised in R.S. Khatian No.197, L.R. Khatian No. 481 under R. S. & L.R. Dag No.458 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal to said Subhas Naskar, Bivas Naskar & Dipali Naskar, Vide Deed No.2609 for the year 2006

AND WHEREAS said Subhas Naskar, Bivas Naskar & Dipali Naskar were mutated their name before the BL&LRO as well as RSM and became the owners of the owner of ALL THAT the piece and parcel of Bastu Land measuring an area 27 Decimal i.e. 16 kothas 05 Sq. Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-230, Comprised in R.S. Khatian No.197, L.R. Khatian Nos.120, 313, 666 & 481 now 3753,3754 & 3755 under R. S. & L.R. Dag No.458, within the limits of Rajpur Sonarpur Municipality, RSM Ward No. 09 now 10, RSM Holding No. 592, Goarkhara, Assessee No.1104302101527 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal.

AND WHEREAS said owners have seized, possessed and sufficiently entitle to the said property by demarcating the boundary wall.

- 1) That we are the executant as well as owner of ALL THAT the piece and parcel of Bastu Land measuring an area 27 Decimal i.e. 16 kothas 05 Sq. Ft., be the same lying and situate at Mouza-Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-230, Comprised in R.S. Khatian No.197, L.R. Khatian Nos.120, 313, 666 & 481 now 3753,3754 & 3755 under R. S. & L.R. Dag No.458, within the limits of Rajpur Sonarpur Municipality, RSM Ward No. 09 now 10, RSM Holding No. 592, Goarkhara, Assessee No.1104302101527 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal.
- 2) That the said executants proposed to construct a building on the aforesaid land. The actual boundary line of the property is fully mentioned below and demarcated by RED border line and the said executants shall be liable for any dispute with its neighbors of the said land in future. The Rajpur Sonarpur Municipality or the L.B.S. of the Rajpur Sonarpur Municipality will not be liable for any litigation over the said land.

3) That the said executant shall submit the plan for the construction of a building in the said land for sanction.

4) There is no civil or criminal proceedings pending against the said land or against the owners.

5) The said land is free from all encumbrances.

6) That the measurement of the four sides of ALL THAT the piece and parcel of Bastu Land measuring an area of 27 Decimal i.e. 16 kothas 05 Sq. Ft., be the same lying and situate at Mouza Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-230, Comprised in R.S. Khatian No.197, L.R. Khatian Nos.120, 313, 666 & 481 now 3753,3754 & 3755 under R. S. & L.R. Dag No.458, within the limits of Rajpur Sonarpur Municipality, RSM Ward No. 09 now 10, RSM Holding No. 592, Goarkhara, Assessee No.1104302101527 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal, within my ownership

are as follows :-

NORTH : 148'-00";

SOUTH : 127'-00"

EAST : 83'-04"

WEST : 78'-00"

7) The Boundary of the said Land:

On the North : Municipal Road & R.S Dag No. 457;

On the South : R.S & L.R Dag No. 458(P);

On the East : 40 Feet Wide PWD Main Road;

On the West : 08 Feet wide Common Passage;

8) That the enclosed site plan is also a part of the Declaration.

9) Schedule: ALL THAT the piece and parcel of Bastu Land measuring an area of 27 Decimal i.e. 16 kothas 05 Sq. Ft., be the same lying and situate at Mouza-

Gorkhara, J.L. No.22, R.S. No. 53 Touzi No.-230, Comprised in R.S. Khatian No.197, L.R. Khatian Nos.120, 313, 666 & 481 now 3753,3754 & 3755 under R. S. & L.R. Dag No.458, within the limits of Rajpur Sonarpur Municipality, RSM Ward No. 09 now 10, RSM Holding No. 592, Goarkhara, Assessee No.1104302101527 under P.S.- Sonarpur, A.D.S.R.-Sonarpur in the district South 24 Parganas, West Bengal.

10) That each and every statements are true to the best of our knowledge.

Signed this 27th day of September, 2023.

WITNESSES:

1.

Subhas Nasker
Bivas Nasker

2. Sukumar Pal
Advocate.
High Court, Calcutta.

EXECUTANTS

Drafted by

Sukumar Pal

MR. SUKUMAR PAL

Advocate

High Court, Calcutta

Bar No. : 13

Enrolment No. : F-650/169/1999

Ph. : 2432-5368 / 9831144627

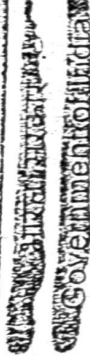
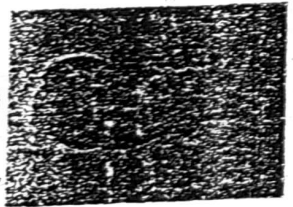
SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little

Prints of 10 fingers

Sulhan Norkar

Binod Wadkar

Kartick Sutradhar
Father : Bimal Sutradhar
DOB : 22/12/1982
Male

9426 7408 7897

मेरा आधार, मेरी पहचान

Kartick Sutradhar

Address:
S/O: Bimal Sutradhar, PALTA AMBAGAN COLONY,
NEAR-OLD WATER TANK, PALTA, North Barrackpore (m),
North 24 Parganas, Bengal Enamel, West Bengal, 743122

9426 7408 7897

help @ uidai.gov.in  

1947 www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1603-16073/2023	Date of Registration	10/10/2023
Query No / Year	1603-2002464114/2023	Office where deed is registered	
Query Date	27/09/2023 10:12:22 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUKUMAR PAL B-16, SRINAGAR WEST, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700094, Mobile No. : 9831144627, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value Rs. 2,37,72,375/-		
Stamp duty Paid(SD)	Registration Fee Paid Rs. 39/- (Article:E)		
Rs. 10/- (Article:4)	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		
Remarks			

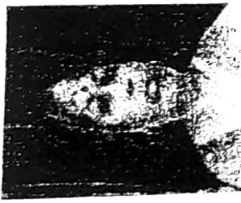
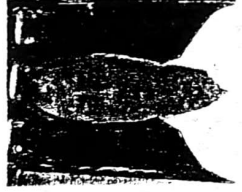
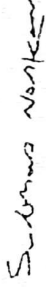
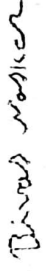
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA A. Mouza: Gorkhara-(022), , Ward No: 010, Holding No:592458 JI No: 22, Pin Code : 700152

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Land Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-458 (RS :-)	LR-3753	Bastu	Bastu	5 Katha 5 Chatak 17 Sq Ft		79,24,125/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-458 (RS :-)	LR-3754	Bastu	Bastu	5 Katha 5 Chatak 17 Sq Ft		79,24,125/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-458 (RS :-)	LR-3755	Bastu	Bastu	5 Katha 5 Chatak 17 Sq Ft		79,24,125/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
TOTAL :						0/-	158,48,250/-	
Grand Total :						0/-	237,72,375/-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA A. Mouza: Gorkhara-(022), , Ward No: 010, Holding No:592 JI No: 22, Pin Code : 700152

Declarant Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Smt DIPALI NASKAR Wife of Mr SUKUMAR NASKAR Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office	 10/10/2023	 LT1 10/10/2023	 10/10/2023
NASKARPARA, PANCHPOTA, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Aadhaar No: 65xxxxxxxx0406, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office				
2	Mr SUBHAS NASKAR Son of Mr SUKUMAR NASKAR Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office	 10/10/2023	 LT1 10/10/2023	 10/10/2023
NASKARPARA, PANCPOTA, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 99xxxxxxxx8683, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office				
3	Mr BIVAS NASKAR (Presentant) Son of Mr SUKUMAR NASKAR Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office	 10/10/2023	 LT1 10/10/2023	 10/10/2023
NASKARPARA, PANCHPOTA, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 64xxxxxxxx5222, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kartick Sutradhar Son of Late BIMAL SUTRADHAR AMBAGAN COLONY, PALTA, City:-, P.O:- BENGAL ENAMEL, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743122		 Captured	
	10/10/2023	10/10/2023	10/10/2023
Identifier Of Smt DIPALI NASKAR, Mr SUBHAS NASKAR, Mr BIVAS NASKAR			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA A, Mouza: Gorkhara-(022), , Ward No: 010, Holding No:592458 JI No: 22, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 458, LR Khatian No:- 3753	Owner:সুভাষ নস্কর, Gurdian:সুভাষ নস্কর Address:পটমোতা মোনারপুর Classification:ভঙ্গা, Area:0.0900000000 Acre,	Seller is not the recorded Owner as per Applicant.
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA A, Mouza: Gorkhara-(022), , Ward No: 010, Holding No:592 JI No: 22, Pin Code : 700152			
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 458, LR Khatian No:- 3754	Owner:বিনোদী নস্কর, Gurdian:সুভাষ নস্কর Address:পটমোতা মোনারপুর Classification:ভঙ্গা, Area:0.0900000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 458, LR Khatian No:- 3755	Owner:বিনোদী নস্কর, Gurdian:সুভাষ নস্কর Address:পটমোতা মোনারপুর Classification:ভঙ্গা, Area:0.0900000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160316073 / 2023

-10-2023

icate of Admissibility(Rule 43,W.B. Registration Rules 1962)

ssible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4
ian Stamp Act 1899.

entation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

ented for registration at 11:33 hrs on 10-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr
AS NASKAR , one of the Executants.

ission of Execution (Under Section 58, W.B. Registration Rules, 1962)

cution is admitted on 10/10/2023 by 1. Smt DIPALI NASKAR, Wife of Mr SUKUMAR NASKAR, NASKARPARA,
NCHPOTA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152,
caste Hindu, by Profession House wife, 2. Mr SUBHAS NASKAR, Son of Mr SUKUMAR NASKAR, NASKARPARA, by
NCPOTA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152. by
ste Hindu, by Profession Business, 3. Mr BIVAS NASKAR, Son of Mr SUKUMAR NASKAR, NASKARPARA,
NCHPOTA, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152.
caste Hindu, by Profession Business

detified by Mr Kartick Sutradhar, ., Son of Late BIMAL SUTRADHAR, AMBAGAN COLONY, PALTA, P.O: BENGAL
NAMEL, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by profession
ervice

ayment of Fees

ertified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,Misc) =
Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5228, Amount: Rs.10.00/-, Date of Purchase: 20/09/2023, Vendor name.

Habuddin Gazi



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

.ificate of Registration under section 60 and Rule 69.
gistered in Book - I
olume number 1603-2023, Page from 415014 to 415027
being No 160316073 for the year 2023.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2023.10.10 12:59:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 10/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.